

WOODBURN PLANNING COMMISSION MEETING MINUTES

June 10, 2010

CONVENED: The Planning Commission met in a regular session at 7:00 p.m. in the City Hall Council Chambers with Chairperson Bandelow presiding.

ROLL CALL:

Chairperson	Bandelow	Present
Commissioner	Gregorieff	Present
Commissioner	Hutchison	Absent (Pre-arranged)
Vice-Chairperson	Jennings	Present
Commissioner	Kenagy	Present
Commissioner	Piper	Present

Staff Present

Jim Hendryx, Director of Economic and Development Services
Don Dolenc, Associate Planner
Vicki Musser, Recording Secretary
Jon Stewart, Assistant City Attorney

Minutes

- A. Woodburn Planning Commission Meeting Minutes of May 27, 2010
- B. Final Order Woodburn Pediatric Clinic DR 2010-02, PP 2010-01

Vice-Chairman Jennings moved to accept the minutes as written, and the motion was carried unanimously.

Business From The Audience

There was none.

Communication

There was none.

Public Hearing

- A. PCUN DR 2010-03, EXCP 2010-03, PLA 2010-01
- B. Final Order Woodburn Pediatric Clinic 2010-02, PP 2010-01

Staff Report

Don Dolenc, Associate Planner, presented a staff report about 356 Young Street. The applicant requested a Design Review for a 3,000 square foot office and multi-use building, an Exception to Street Right-of-Way and Improvement Requirements for Young Street and C Street, and a Consolidation of Lots to combine two existing parcels into one. The property is zoned Commercial General (CG) Gateway Commercial General Overlay District. Chairperson Bandelow asked the other Commissioners wished to abstain or had a conflict of interest. Commissioner Jennings noted that he has had numerous dealings with PCUN, but nothing that would conflict with the application at hand. Approval was recommended on all three cases, subject to conditions listed in the staff report.

Applicant Statement

Larry Kleinman, Secretary-Treasurer for PCUN, told the Planning Commission that the project would be an incubator of community participation, and said that 120 volunteers were working on preparing the site. The proposed office design, called a *passive house*, is the first to be used on a commercial building in the United States. It is an innovative example of building that will draw attention to Woodburn. Young Street is part of an urban renewal zone, and PCUN's expansion would set a good example for other redevelopment projects in Woodburn's urban renewal zones.

Patrick Donaldson, the project's architect, told the Commission that his company specializes in socially sustainable, community driven architecture. He sees this project as both sustainable and exciting, since its intriguing design will attract notice and perhaps draw more people to Woodburn.

There was no opponent testimony.

Planning Commission Discussion

The Commissioners discussed the applicant's proposal. Commissioner Piper asked about parking regulations if the part of the property were to be sold at some future date, and Dolenc told him that the parking regulations went with the land. Selling the property would trigger non-conformance issued that would have to be dealt with.

Other Commissioner remarks were positive. Commissioner Jennings moved to make a Final Order approving the applicant's proposal. Commissioner Grigorieff seconded the motion, and the Commissioners voted unanimously by roll call to approve DR 2010-03, EXCP 2010-03, PLA 2010-01.

Commissioner Kenagy moved to approve the Woodburn Pediatric Clinic Final Order DR 2010-02, PP 2010-01. Commissioner Jennings seconded the motion, and the Commissioners voted by voice to approve the Final Order.

The sign workshop was postponed until Thursday, June 24th. Planning staff have gone through the entire sign ordinance, and reflected the changes the Commission approved during the previous workshops. A mailing with these changes will go out next week, and if the Commissioners concur, a public hearing will be set, along with a 45 day notice and Measure 56 notice. The first public hearing should be in September. There may be either 2 or 3 public hearings, and then the results will be sent to City Council, probably sometime in November. If there is no concurrence by the Commission, work on the sign ordinance will continue.

Business From the Commission

Commissioner Jennings wanted to know the current code for feather flags on rooftops. Director of Economic and Development Services Jim Hendryx stated that 2 flags are the limit for any property, and that the WDO does not specify where they can be placed.

Chairperson Bandelow asked if a residential front yard can be used as a car lot. A residence on 99E has a front yard filled with cars. Hendryx said he would look into it.

Commissioner Kenagy wanted to know what the individual SDC charges were for the houses that were built behind Wal-Mart, and if the money would be used to build a park there. Hendryx explained that there was no way for the Planning Department to efficiently and accurately figure SDC's, as building permit fees are not calculated by geographic area. Some of the lots behind Wal-Mart are not built yet. System Development Charges (SDC's) are funds collected by the City to help pay for the City's water, sewer, transportation and parks. The money is collected and kept in separate funds, and eventually used for projects in the Capital Improvement Program.

Hendryx will research the topics further, and send the Commissioners information on his findings.

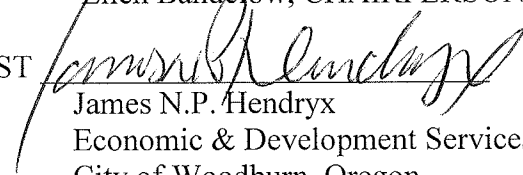
The meeting was adjourned at 7:55 p.m.

ADJOURNMENT

Vice-Chairperson Jennings moved to adjourn the meeting. Commissioner Grigorieff seconded the motion, which carried unanimously. The meeting was adjourned at 9:11 pm.

APPROVED 
Ellen Bandelow, CHAIRPERSON

6-24-2010
Date

ATTEST 
James N.P. Hendryx
Economic & Development Services Director
City of Woodburn, Oregon

06/25/2010
Date